

Langhorne Borough Council Work Session

August 31, 2023

A work session of Langhorne Borough Council was held in person in Council Chambers on Thursday, August 31, 2023. Council President Murdock called the session to order at 7:08 p.m. and invited those in attendance to pledge allegiance to the Flag.

IN ATTENDANCE: Council President Paul Murdock; Councilpersons Tony Marfia, Nancy Culleton, Kathleen Horwatt, and Kristen Farry; Manager Steve Bradshaw; Clerk Mary Zimmerman. Vice President Rich Mason and Engineer George DiPersio attended via Zoom.

ABSENT: Councilpersons, Scott Haldeman and Tony Marfia.

ISSUES FOR DISCUSSION:

AN UPDATE ON THE TOLL BROTHERS ZONING HEARING BOARD MEETING: George DiPersio from CKS Engineering offered a summary of the Zoning Hearing Board Meeting the night before. It was a well-attended lengthy hearing which will continue on September 28, 2023. There were approximately 12 people with party status, most of whom were represented by counsel. Toll did not present new information. They said the draft plan presented by the Borough Planning Commission was unbuildable for them. They also stated that the currently permitted density could accommodate 67 dwelling units. They also said that they are attempting to build on the footprint of the site as it currently exists. The potential price range would be \$500K-\$600K, as a planned community under the Planned Community Act. Solicitor Barbara Kirk pointed out that the minimum relief is not what Toll is seeking for the site. Borough residents stressed three topics of concern: density, impervious coverage and stormwater management, and access and circulation.

COUNCIL DISCUSSION: Council discussed who was involved in the initial conversations with Toll and the various plans submitted. Councilperson Horwatt was concerned about the HOA. George DiPersio noted that the PA Uniform Planned Community Act, which states that a local ordinance cannot prohibit that kind of ownership, was passed in 1997; the Borough's zoning ordinance predates the act.

ROUTE 413 INLET PROJECT: Manager Bradshaw and Engineer George DiPersio will be meeting September 1 to discuss the possibility of a crosswalk at Watson Ave and Pine Street (Rte. 413). After that meeting Mr. DiPersio hopes to have a draft example of what can be placed there. Discussion continued regarding the condition of drainage inlets throughout the Borough and potential future repairs. State roads are the busiest and therefore require more upkeep.

SIDEWALK ORDINANCE: Councilperson Farry felt it was time to enforce the current sidewalk ordinance for safety and aesthetic reasons. Others agreed. She reported that the Communications Team discussed a strategy for publicizing the Borough's intent to enforce the ordinance. The ordinance would be posted online, and information would be sent out in the trash bill, social media, and emails over the course of a year, to give residents time to make needed repairs.

It was noted that sidewalk repair is currently enforced at the point of sale. The ordinance states that

sidewalks must be kept clean and clear, and maintained in a safe and passable condition. Other concerns mentioned were water and potential freezing hazards, and timely snow removal.

ACTION: Check if there is an acceptable degree of sidewalk incline specified in the property maintenance code. Talk to the zoning officer about conditions, and to the solicitor about holding the Borough harmless. The stop sign at Richardson and S. Bellevue needs to be replaced. All stop signs should be checked.

DISCUSSION: SOLICITOR PORTER’S SERVICE TO THE BOROUGH. Council discussed making a presentation to recognize former Solicitor Anne Porter’s service in January, when departing Council President Murdock and Vice President Mason will be recognized.

ACTION: Councilperson Horwatt agreed to send details of Solicitor Porter’s service to the Manager, who will create a proclamation.

DISCUSSION OF MAPLE AVENUE BRICKWORK: Joe Cimino has reset the sidewalk brickwork around his property at the corner of Maple and Bellevue and has offered to reset the rest of the brickwork along Maple Avenue at no cost. Council agreed that he could move ahead to replace the brickwork around the Richardson House, which is Borough owned.

ACTION: Manager Bradshaw was asked to follow up and get consent form signed by residents for any brickwork replacement to be performed on sidewalks in front of non-Borough owned properties.

DISCUSSION ON CODIFICATION: Council found the revised contract from General Code to be acceptable and agreed that Manager Bradshaw could move forward if Council votes in September to approve it.

DISCUSSION OF SOLICITOR’S BILLS: A meeting to discuss the issue is scheduled for September 7 at 2:30 p.m. with Treasurer Schoen, President Murdock, Vice President Mason, and Solicitors David Truelove and Barbara Kirk.

MANAGER’S BRIEFING

- A meeting is scheduled for September 5th with Rep. Hogan to discuss RDA grants and options for the Route 413 inlets.
- A meeting is scheduled for September 9 with CKS to discuss RDA Grants.
- Penn-del-Middletown EMS has requested the Borough assist them by applying for an RDA grant.
- The Ford Fusion police car is being prepared to be listed on Municibid.
- Keystone Municipal Services has submitted a Renter’s Ordinance for Council’s review.

ADJOURNMENT: With no other business, the meeting was adjourned at 8:14 p.m.

Respectfully submitted,

Steve Bradshaw, Secretary

The next Work Session September 28, 2023, at 7:00pm